

545 000 €

Contact agency  
Cabinet Le Seuil Immobilier

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For sale villa

7 rooms

Surface : 128 m²

Surface of the living : 35 m²

Surface of the land : 1027 m²

Year of construction : 1982

Exposition : Sud nord

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Couverture : tiling

Features :

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

5 bedroom

1 terrace

1 bathroom

1 shower

3 WC

4 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



### Villa 2147 Roussillon

Are you looking for a little corner of paradise in the South of France? Look no further, you have found the ideal place! Nestled in the picturesque Hameau des Ogres district, near the city center of Roussillon, this magnificent 128 m² Provençal villa awaits you. This single-storey residence, built in 1982, enjoys a south/north exposure and a breathtaking view of its own 1027 m² garden. Its exceptional interior includes a living room with insert of 35 m² with a fitted kitchen, 5 bedrooms, a bathroom, a shower room and three toilets. The advantages of this house are undoubtedly its terrace with a view of its heated 8X4 swimming pool, its pool house with a summer kitchen and a barbecue. Its tranquility and perfect state of maintenance make it a true gem. Those who are attentive will notice that the heating and hot water system runs on electricity, for optimal comfort. With this detached house and its high-end services, you will fully enjoy the sweetness of life in Provence. The nearby town center of Roussillon, a picturesque village, is marked by its particular charms. Remarkable for its palette of colors varying from golden yellow to flamboyant red, the sector has managed to preserve its Provençal authenticity. It stretches from the central square dotted with friendly cafés, artisanal shops and the weekly market to the famous Sentier des Ogres. The cobbled streets steeped in history, the typical stone houses and the colorful landscapes add to the welcoming atmosphere of this place. Populated by warm residents,



46 lots in the condominium 545 000 € agency fees 4,40 % a the responsibility of the buyer included